

Kansas City International Airport
New Single Terminal and Parking at KCI
(KCAD) Project No. 62180497

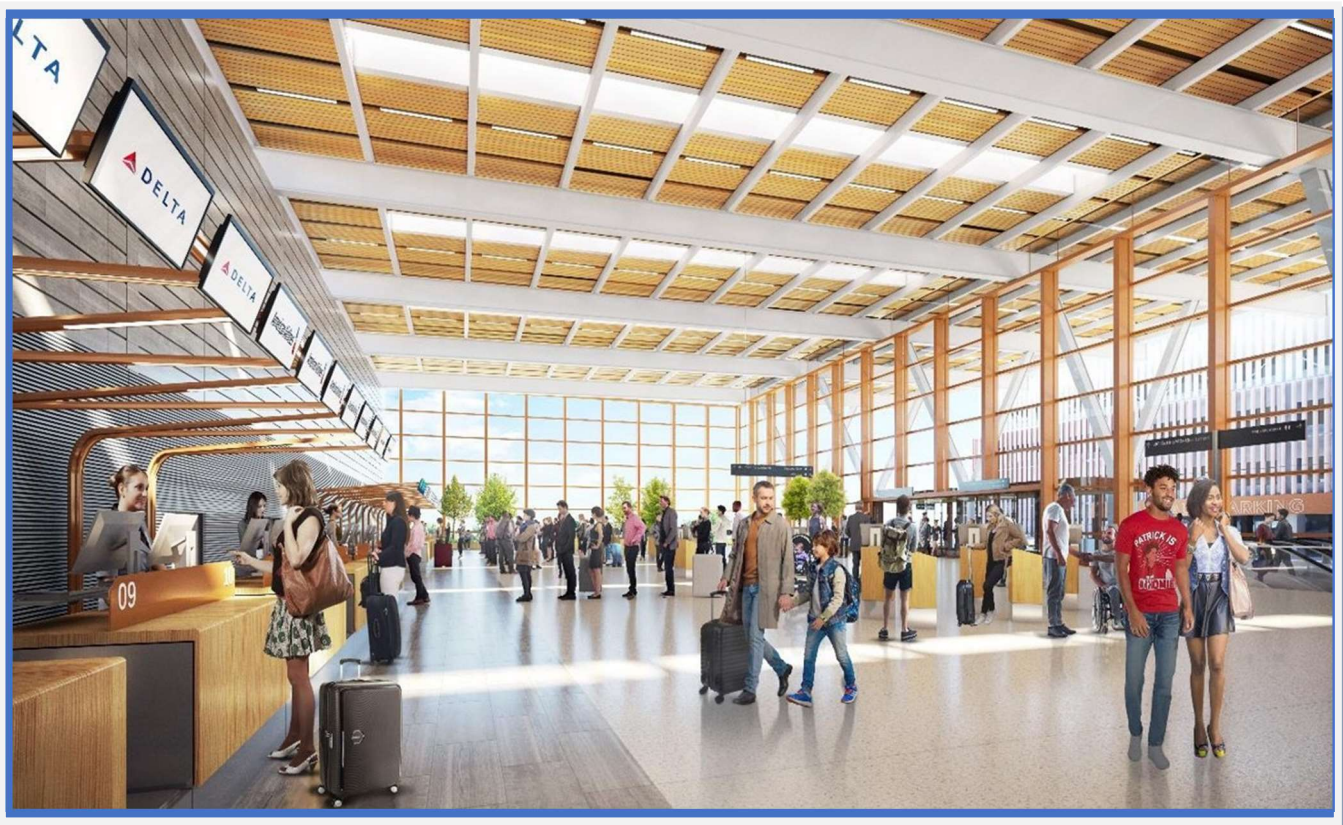
Nov 2021 MONTHLY EXECUTIVE REPORT No. 035



On-Budget: \$1.5 billion



On-Time: March 3, 2023



NEW SINGLE TERMINAL AND PARKING at KCI

EXECUTIVE STATUS REPORT



PROJECT DESCRIPTION

The new single terminal consists of a two-story head house for major functions like check-in and baggage claim, with two gate concourses connected by a two-level connector with baggage handling functions at the ground level. The overall plan resembles the letter H on its side. In addition to the new two-level terminal curbs for drop-off and pick-up the project includes a new parking garage with 6,100 spaces and two curbs for commercial vehicles (buses, shuttles, etc.). Surface parking in the center of the airport will be re-planned. The terminal roadway system will also see modifications to serve the new terminal, garage and related facilities.

Project No.	62180497
Owner	KCAD
Owner Rep	PMG
Delivery	Design-Build
Developer	EIRE
DesignBuilder	CWC
AOR	SOM
ER DATE	Nov-21



PROJECT BUDGET APPROVALS SUMMARY

Project No.	Project Name	Program Budget		Invoiced to Date		Program Balance	
180862	New Single Terminal and Parking at KCI	\$	1,500,000,000	\$	991,762,618	\$	508,237,382
Approved Budget and Expenditures Totals		\$	1,500,000,000	\$	991,762,618	\$	508,237,382

MWBE COMPLIANCE AUDIT SUMMARY

Professional

MBE Utilization City Goal	17%	WBE Utilization City Goal	12%
Total Executed Contracts-to-Date	\$ 80,237,282	Total Executed Contracts-to-Date	\$ 80,237,282
Total All Firms Paid-to-Date	\$ 68,142,992	Total All Firms Paid-to-Date	\$ 68,142,992
Total MBE Paid-to-Date	\$ 13,750,798	Total WBE Paid-to-Date	\$ 10,469,726
Total MBE % Paid-to-Date	20%	Total WBE % Paid-to-Date	15%
Total Number of ALL Firms	49	Total Number of ALL Firms	49
Total Number of MBE Firms	28	Total Number of WBE Firms	21

Construction

MBE Utilization City Goal	15%	WBE Utilization City Goal	9%
Total Executed Contracts-to-Date	\$ 899,845,483	Total Executed Contracts-to-Date	\$ 899,845,483
Total All Firms Paid-to-Date	\$ 633,461,325	Total All Firms Paid-to-Date	\$ 633,461,325
Total MBE Paid-to-Date	\$ 128,107,497	Total WBE Paid-to-Date	\$ 80,230,287
Total MBE % Paid-to-Date	20%	Total WBE % Paid-to-Date	13%
Total Number of ALL Firms	221	Total Number of ALL Firms	221
Total Number of MBE Firms	124	Total Number of WBE Firms	97

Workforce

Minority Worker Goal	20%	Female Worker Goal	2.75%
All Workforce Hours	2,772,926.69	Female (regardless of race)	208,886.91 8%
Caucasian Male	1,995,333.21 72%		
Minority (regardless of gender)	777,593.48 28%		

KCMO Resident Workforce

Local	349,023.99	13%
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Owner Representative

MBE Utilization City Goal	13%	WBE Utilization City Goal	8%
Total Executed Contracts-to-Date	\$ 36,085,000	Total Executed Contracts-to-Date	\$ 36,085,000
Total All Firms Paid-to-Date	\$ 32,509,655	Total All Firms Paid-to-Date	\$ 32,509,655
Total MBE Paid-to-Date	\$ 5,842,134	Total WBE Paid-to-Date	\$ 4,865,451
Total MBE % Paid-to-Date	18%	Total WBE % Paid-to-Date	15%
Total MBE Firms	6	Total WBE Firms	6

Note: MWBE Updates are as of 12/15/2021 and will be updated 12/16/2021

NEW SINGLE TERMINAL AND PARKING at KCI



PROGRAM DEVELOPER'S PLEDGE GOAL SUMMARY

NEW SINGLE TERMINAL & PARKING AT KCI TERMINAL MODERNIZATION PROJECT

PAY APPLICATION #34
For Period Ending 10/31/21

DEVELOPER'S PLEDGE GOAL TRACKING BASED ON AWARDED AMOUNTS THROUGH 10/16/21

CONSTRUCTION SERVICES:

Total Awarded to Subs \$ 885,644,759

MBE or WBE	HRD Goals %	HRD Awarded to Date	HRD Awarded to \$	HRD Awarded to %	Dev Pledge JV/MP Credit \$	Dev Pledge JV/MP Credit %	Developer Pledge Total %
MBE	15%	\$156,625,340		17.685%	\$69,801,346	7.881%	25.566%
WBE	9%	\$123,634,826		13.960%	\$46,893,562	5.295%	19.255%

MBE JV/MP Primes	Total Contracted	Awarded to MWBE Subs	Dev Pledge JV/MP Credit
J.E. Dunn/Axiom (MP - Garage)	\$20,322,523	\$4,137,087	\$16,185,436
J.E. Dunn/Axiom (MP - Terminal)	\$15,320,000	\$3,144,140	\$12,175,860
KCI Electrical JV II/Mark One (JV)	\$13,950,000	\$4,277,684	\$9,672,316
Kissick/Axiom (MP)	\$21,920,557	\$6,457,975	\$15,462,582
Musselman & Hall/Gonzalez (MP)	\$6,712,454	\$1,052,839	\$5,659,615
U.S. Engineering/AMC (JV)	\$7,053,335	\$3,367,415	\$3,685,920
KAI/CJR (JV)	\$8,542,731	\$4,184,235	\$4,358,496
FCI-CJR LLC (JV) under Isec	\$2,847,633	\$575,750	\$2,271,883
Dayco / Primo (MP) under KAI/CJR JV	\$411,548	\$82,310	\$329,238
Total MBE JV/MP Credit			\$69,801,346

WBE JV/MP Primes	Total Contracted	Awarded to MWBE Subs	Dev Pledge JV/MP Credit
Clarkson/Realm (JV)	\$28,881,546	\$12,988,369	\$15,893,177
E&K of KC/Hartline (MP)	\$28,170,083	\$9,994,784	\$18,175,299
Flynn/Comell (MP)	\$16,923,188	\$6,980,561	\$9,942,627
E&K of KC/Hartline (MP- Garage)	\$547,853	\$109,570	\$438,283
KR & F&S Excavationg (JV) (Dunn)	\$3,109,675	\$665,500	\$2,444,175
Total WBE JV/MP Credit			\$46,893,562

PROFESSIONAL SERVICES:

Total Awarded to Subs \$80,019,365

MBE or WBE	HRD Goals %	HRD Awarded to Date	HRD Awarded to \$	HRD Awarded to %	Dev Pledge JV/MP Credit \$	Dev Pledge JV/MP Credit %	Developer Pledge Total %
MBE	17%	\$16,098,947		20.119%	\$ -	0.000%	20.119%
WBE	12%	\$12,909,147		16.133%	\$ -	0.000%	16.133%

The calculations above reflect HRD approved Mentor Protégé (MP) and CREO acknowledged Joint Ventures (JV). Edgemoor and CWC would recognize the ADF/CSCA JV as a legally enforceable Joint Venture that could be included in these calculations.



NEW SINGLE TERMINAL AND PARKING at KCI



PROJECT STATUS										
DESIGN STATUS										
<ul style="list-style-type: none">Terminal 80% Construction Documents - June 18, 2020Terminal 100% Construction Documents - Sept 22, 2020Terminal & Airside IFC/Bulletin 7 - Oct 11, 2020Terminal & Landside Bulletin 9 - Nov 20, 2020Bulletin 15-AprilBulletin 16 - MayBHS 30% Design - May 27, 2020BHS 70% Design - Sept 11, 2020BHS 100% Design - Submit KCAD Review-Jan25 '21 / TSA Review-Feb 15 '21Connector Historic Display 70% Design - 4 JuneConnector Historic Display 100% Design - August								<ul style="list-style-type: none">ActualActualActualActualActualActualActualActualActualActual		
SCHEDULE	Start	Finish	Duration	2017	2018	2019	2020	2021	2022	2023
Project Summary	08/07/17	10/18/23	2263	<div></div>						
Development MOU	09/01/17	02/21/19	538	<div></div>						
Design	06/12/18	05/08/20	696	<div></div>						
Construction	03/25/19	10/02/23	1652	<div></div>						
Opening Day	03/03/23	03/03/23	0	<div></div>						
Close-out	03/03/23	10/18/23	229	<div></div>						
CURRENT CONSTRUCTION ACTIVITY					Date	Oct	Nov	Dec		
Curtain Wall 10B, 11B,& 12B					On-Going	<div></div>	<div></div>	<div></div>		
MEP					On-Going	<div></div>	<div></div>	<div></div>		
Airside Civil					On-Going	<div></div>	<div></div>	<div></div>		
Garage Precast Erection					On-Going	<div></div>	<div></div>	<div></div>		
UPCOMING PROJECT MILESTONES										
Complete Garage Precast					Dec-21					
Complete Surface Parking and Garage Egress					Jan-22					
Begin Installation of Passenger Boarding Bridges					Mar-22					
Parking Garage Skin Complete					Apr-22					
SAFETY REPORTING 30 DAYS IN ARREARS					Man Hours		Recordable	Lost Time		
Prior Month					201,554		0	0		
This Month					171,438		0	0		
Cumulative Job To Date					3,323,702		10	2		

KCAD Design and Construction

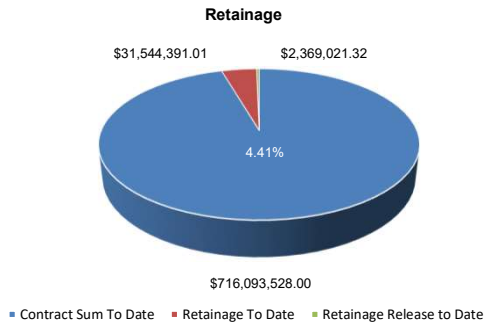
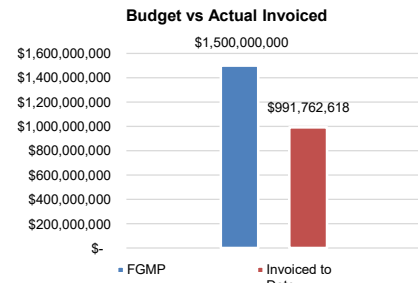
NEW SINGLE TERMINAL AND PARKING at KCI



FGMP BUDGET SUMMARY Baseline Schedule of Values (SOV)

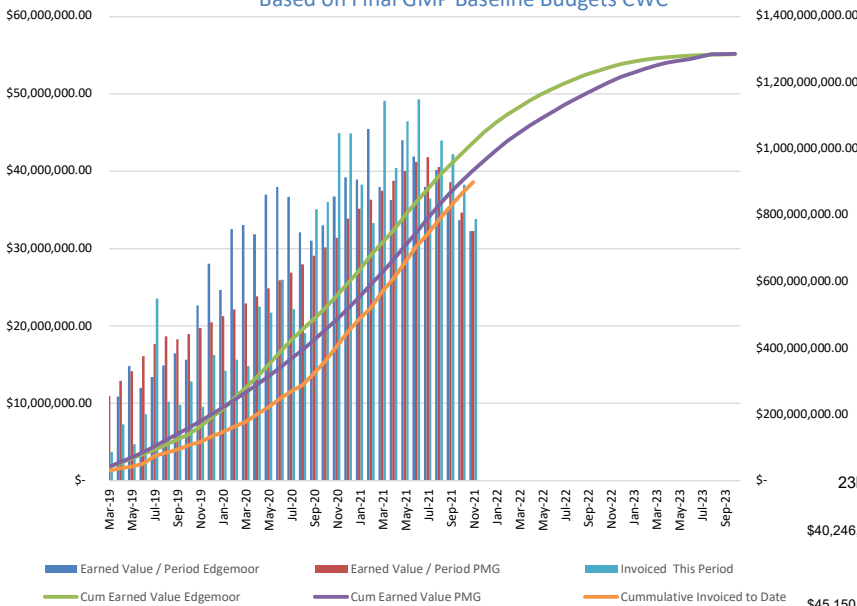
PA 35

Cost Item	FGMP	Invoiced to Date	Balance
01KM - Edgemoor Infrastructure and Real Estate	49,301,934	31,359,521	17,942,413
10DE - DEMOLITION / EARLY ENABLING	4,909,882	4,909,882	-
11CA - CIVIL AIRSIDE	117,278,994	54,653,939	62,625,055
12LB - LANDSIDE	82,683,383	54,924,650	27,758,732
13PS - PARKING STRUCTURE	140,527,780	118,360,572	22,167,207
14TB - TERMINAL BUILDING	548,725,531	436,507,541	112,217,990
16DH - BAGGAGE HANDLING SYSTEM	54,311,163	33,286,168	21,024,995
19HY - HYDRANT FUELING	7,053,335	7,053,335	-
20AT - AIRLINE TENANT FIT-OUT / ALLOWANCES	12,044,517	6,397,441	5,647,076
21GC - GENERAL CONDITIONS	319,839,019	198,947,678	120,891,340
Sub-Total Construction	\$ 1,336,675,537	\$ 946,400,728	\$ 390,274,809
22OC- OWNER CONTINGENCY	25,991,304	-	25,991,304
Total Contingency	\$ 25,991,304	\$ -	\$ 25,991,304
Program Budget	\$ 1,362,666,841	\$ 946,400,728	\$ 416,266,113
22AC - AIRLINE / KCAD COSTS	\$ 51,936,000	\$ 211,601	\$ 51,724,399
23IC - KCAD INDIRECT COSTS	\$ 85,397,159	\$ 45,150,290	\$ 40,246,869
Prior Costs	\$ 6,871,337	\$ 5,916,192	\$ 955,145
Reimbursement FAA	\$ 443,188	\$ 154,144	\$ 289,044
Construction Permitting	\$ 1,683,369	\$ 1,480,133	\$ 203,236
Utility Fees	\$ 16,900,000	\$ 7,299,720	\$ 9,600,280
Public Art 1%	\$ 5,765,022	\$ -	\$ 5,765,022
Legal	\$ 76,000	\$ 66,643	\$ 9,357
Finance	\$ 166,551	\$ 166,551	\$ -
Planning	\$ 328,772	\$ 328,772	\$ -
Owner's Representative	\$ 49,792,000	\$ 29,738,136	\$ 20,053,864
ATR Thru 9/23	\$ 3,370,920	\$ -	\$ 3,370,920
Sub-Total	\$ 137,333,159	\$ 45,361,890	\$ 91,971,269
FGMP	\$ 1,500,000,000	\$ 991,762,618	\$ 508,237,382

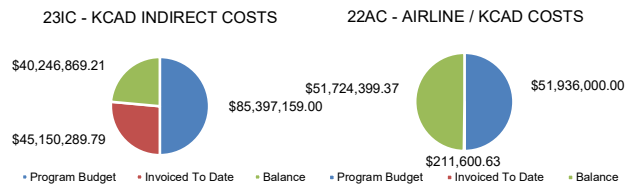
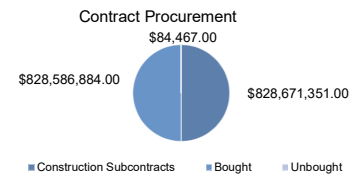


PROGRAM FINANCIAL PERFORMANCE SUMMARY FGMP Baseline Budgets EIRE/CWC

EVM Dev Agreement Program Budget Performance
Based on Final GMP Baseline Budgets CWC



Projected vs Actual Invoiced CWC
Nov 2021



BOND FUNDING COMMITMENTS FOR PROJECT 62180497

Project No.	Project Name	2019 Series	2020 Series	Bonds To-Date	Status	Included in Project Cost Summary?
180862	New Terminal and Parking at KCI	\$ 950,308,218	\$ 549,691,782	\$ 1,500,000,000	Approved	Yes

CONSTRUCTION CONTINGENCY / PROJECT MANAGEMENT USAGE					
Construction Contingency Usage			Project Management Usage		
Contract Sum	Invoiced To Date	Balance	Contract Sum	Invoiced To Date	Balance
Sep-21	\$35,793,894.00	\$-	\$35,793,894.00	\$51,186,254.00	\$24,517,095.76
Oct-21	\$35,793,894.00	\$-	\$35,793,894.00	\$51,186,254.00	\$25,701,427.03
Nov-21	\$35,793,894.00	\$2,910,315.00	\$32,883,579.00	\$51,186,254.00	\$27,867,288.18

Milestone	Projected	Actual
Notice to Proceed	03/25/19	03/25/19
Substantial	02/02/23	
Opening Day	03/03/23	
Final Completion	10/18/23	

NEW SINGLE TERMINAL AND PARKING at KCI



PROGRAM PERFORMANCE SUMMARY

Activity	Duration	% done	% Budget
New Terminal and Parking at KCI Project	1439	66%	

Budget vs Invoiced

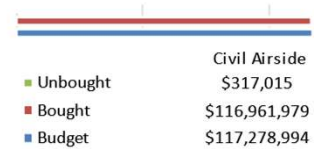


Activity	Duration	% done	% Budget
Civil Airside	1338	47%	

Budget vs Invoiced



Contract Procurement



Activity	Duration	% done	% Budget
Landside	1333	66%	

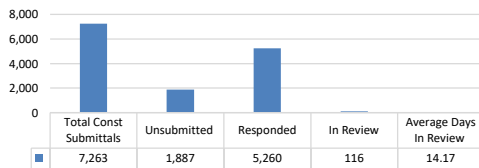
Budget vs Invoiced



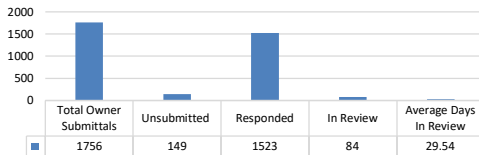
Contract Procurement



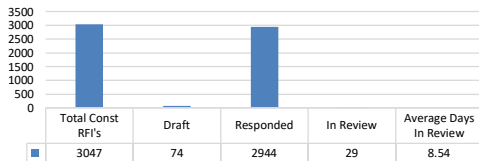
Submittals Const Review



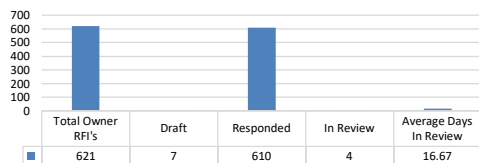
Submittals Owner Review



Construction RFI's



Owner RFI's



Activity	Duration	% done	% Budget
Terminal Building	1424	80%	

Budget vs Invoiced

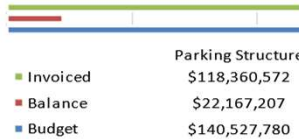


Contract Procurement



Activity	Duration	% done	% Budget
Parking Structure	846	84%	

Budget vs Invoiced



Contract Procurement



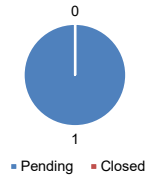
Punch List Items



Inspections

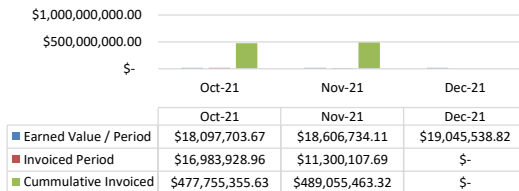


Closeout

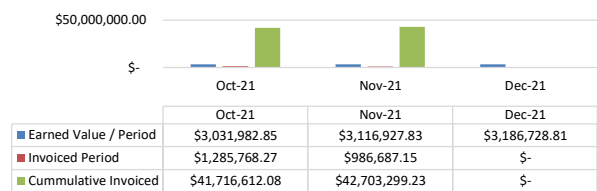


PROJECT CASHFLOW TREND ANALYSIS

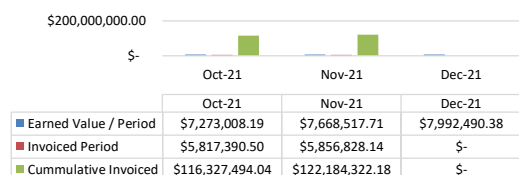
Terminal Cashflow



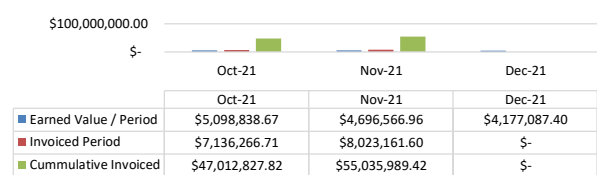
Civil Landside Cashflow



Parking Structure Cashflow



Civil Airside Cashflow



NEW SINGLE TERMINAL AND PARKING at KCI



PROGRAM BOND DISBURSEMENT SUMMARY

Bond Series Date Issued	2019 Series Total	2020 Series Total	Series Total
Construction Reserve	\$ 950,308,218.24	\$ 549,691,781.76	\$ 1,500,000,000.00

PROGRAM SCHEDULE SUMMARY

Project ID: 113673-UP033-1221 Data Date: 12/01/2021

KCI EXECUTIVE SUMMARY

Activity ID

Activity Name

Remaining Duration

Start

Finish

NEW SINGLE TERMINAL & PARKING AT KCI - NOVEMBER UPDATE (12.01.21)

PRE FINANCIAL CLOSE

EXECUTIVE SUMMARY

CONTRACT EXECUTION

SUM-GMP-1180

SUM-GMP-1100

SUM-GMP-1120

SUM-GMP-1140

SUM-GMP-1150

SUM-GMP-1170

SUM-GMP-1160

GMP UPDATE AND FINAL GMP

GMP-1000

GMP-1010

GMP-1020

GMP-1030

GMP-1040

GMP-1050

GMP-1060

GMP-1070

DESIGN PACKAGES

DESIGN EXECUTIVE SUMMARY

SCHEMATIC / DESIGN DEVELOPMENT / CONSTRUCTION DOCUMENTS SUMMARY

SUM-DES-100

SUM-DES-110

SUM-DES-120

DESIGN PACKAGES

SUM-DES-210

SUM-DES-220

SUM-DES-230

SUM-DES-200

SUM-DES-250

SUM-DES-260

SUM-DES-270

SUM-DES-1160

TERMINAL BHS

SUM-DES-300

SUM-DES-310

SUM-DES-320

PARKING GARAGE

SUM-DES-500

SUM-DES-510

SUM-DES-520

CONSTRUCTION

EXECUTIVE SUMMARY

EARLY ENABLING WORK SUMMARY

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KANSAS CITY
AVIATION DEPARTMENT

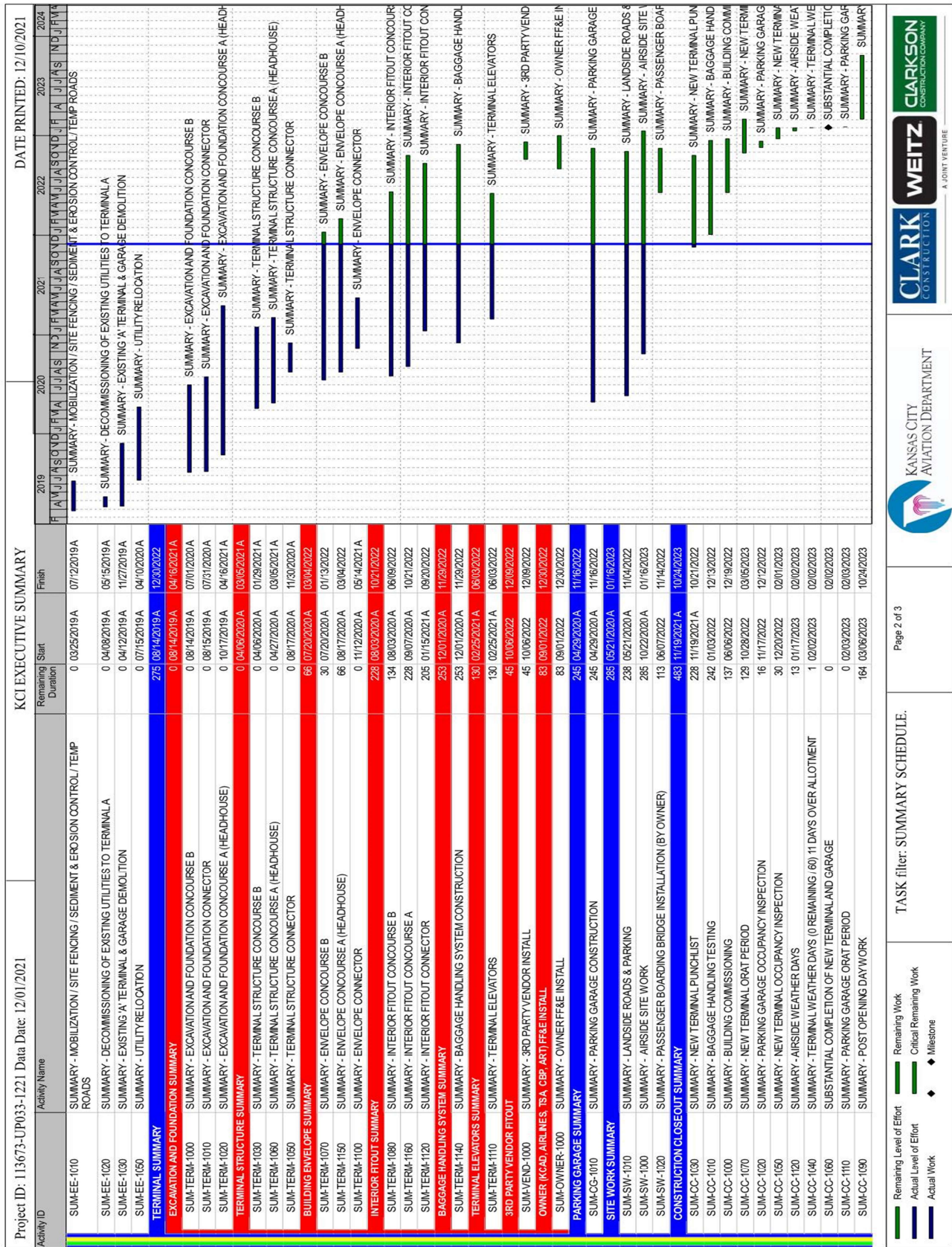
TASK filter: SUMMARY SCHEDULE;

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Remaining Level of Effort
 Actual Level of Effort
 Actual Work

Remaining Work
 Critical Remaining Work
 Milestone

PROGRAM SCHEDULE SUMMARY



PROGRAM SCHEDULE SUMMARY

Project ID: 113673-UP033-1221 Data Date: 12/01/2021		KCI EXECUTIVE SUMMARY		DATE PRINTED: 12/10/2021	
Activity ID	Activity Name	Remaining Duration	Start	Finish	
SUM-CC-1080	NEW TERMINAL OPENING DAY	0	03/06/2023		
SUM-CC-1100	FINAL COMPLETION OF POST OPENING DAY WORK	0		10/24/2023	

New Single Terminal and Parking at KCI

Construction Update

New Terminal Construction Status

▶ Interior Finishes

- ▶ Lower Level
 - ▶ Drywall & Paint
 - ▶ Ceiling Grid
 - ▶ Carpet & Tile
 - ▶ Millwork
 - ▶ Restrooms - Flooring, Tile & Fixtures
- ▶ Upper Level
 - ▶ Drywall & Paint
 - ▶ Terrazzo
 - ▶ Ceiling Grid & Wood Ceiling
 - ▶ Large Format Wall Tile
 - ▶ Restrooms - Flooring, Wall Tile, Partitions & Fixtures

▶ Mechanical, Electrical & Plumbing (MEP)

- ▶ Lower Level
 - ▶ Lighting
 - ▶ Electrical
 - ▶ HVAC Mechanical & Plumbing
 - ▶ Restroom Fixtures
- ▶ Upper Level
 - ▶ HVAC Mechanical
 - ▶ Electrical
 - ▶ Lighting

New Terminal Construction Status

▶ **Baggage Handling (BHS)**

- ▶ Hanger Installation in Bldgs. 4, 7 & 8
- ▶ Conveyor & Drive Motor Installations in Bldgs. 4, 7, 8, 9B, 10A-B, 11A-B and 12A-B
- ▶ Catwalk & Platform Installations in Bldgs. 10A-B, 11A-B and 12A-B
- ▶ Electrical Wireway Installation in Bldgs. 7, 8, 10A, 11A & 12A
- ▶ Curbside Check-In Conveyor and Drive Motor Installation in Bldgs. 10B, 11B & 12B

▶ **Vertical Horizontal Transportation (VHT)**

- ▶ Installation of EV-HH-03 & 04 and EV-HH-21
- ▶ Moving Walkway Installation in Connector

Terminal / Garage Site



New Single Terminal (Departures Level Headhouse)



Headhouse (Ticketing Hall)



Security Check Point



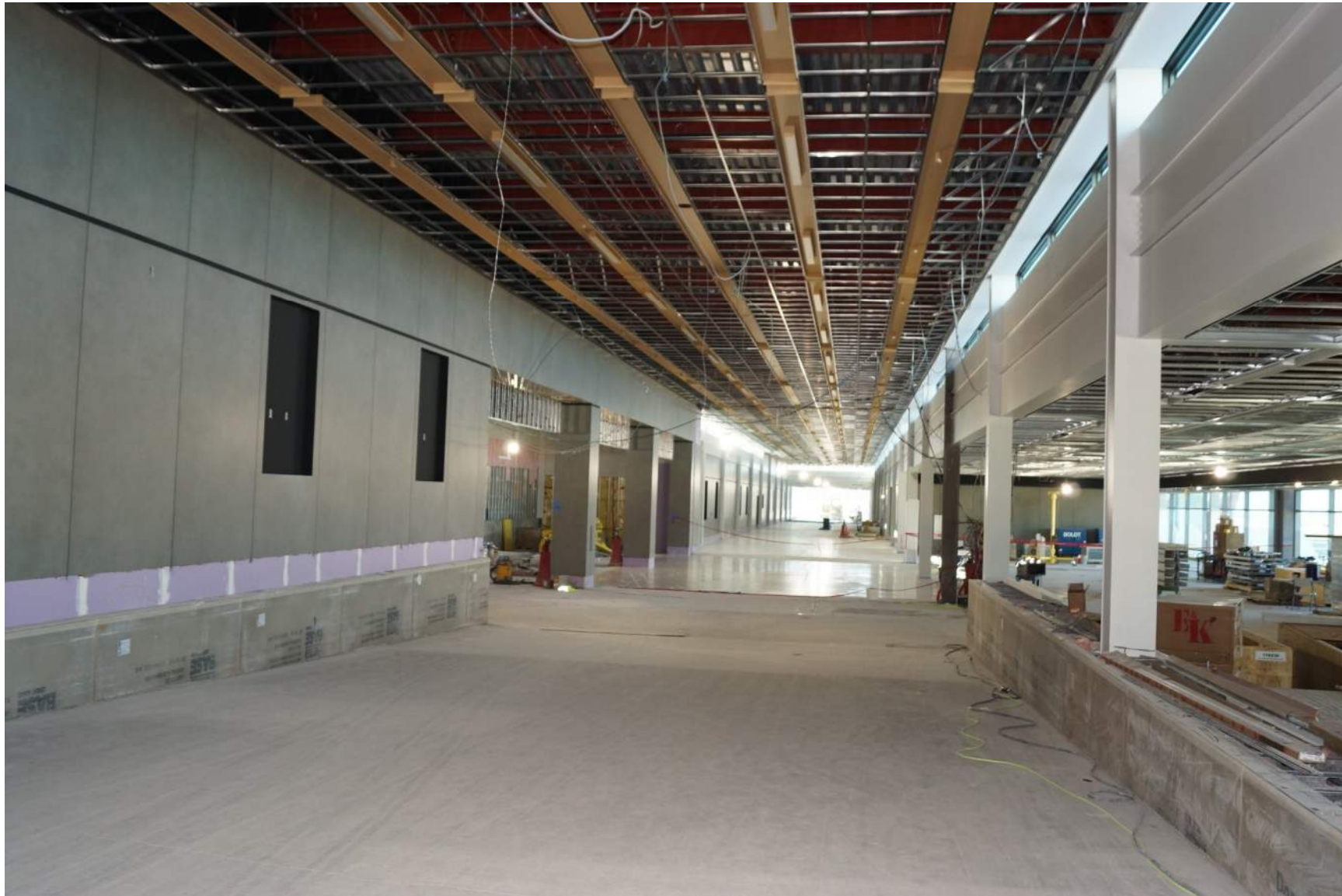
Concourse A Concessions Node



Concourse A North (Upper Level)



Concourse A South (Upper Level)



Concourse A South (Hold Room A20)



Concourse A South (FIS Corridor)



Lower Level (International Baggage Claim)



Concourse A to B Connector



Concourse B to A Connector



Concourse B Concessions Node



Concourse B North (Upper Level)



Concourse B South (Upper Level)



Concourse B South (SWA Holdrooms B66, 68, 69 & 67))



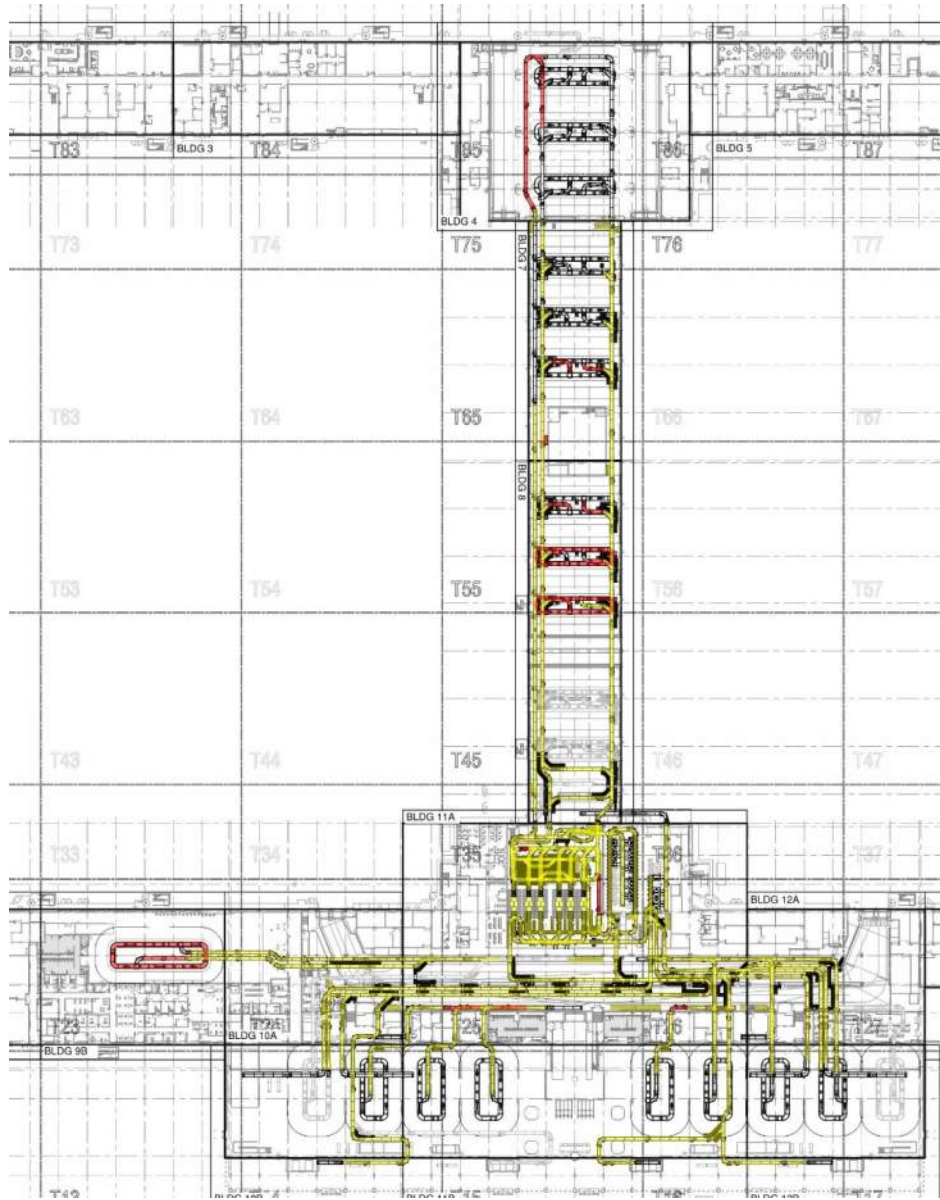
B South (Carpet & Wood Ceiling)



B South (Men's Restroom)



BHS Conveyor Installation



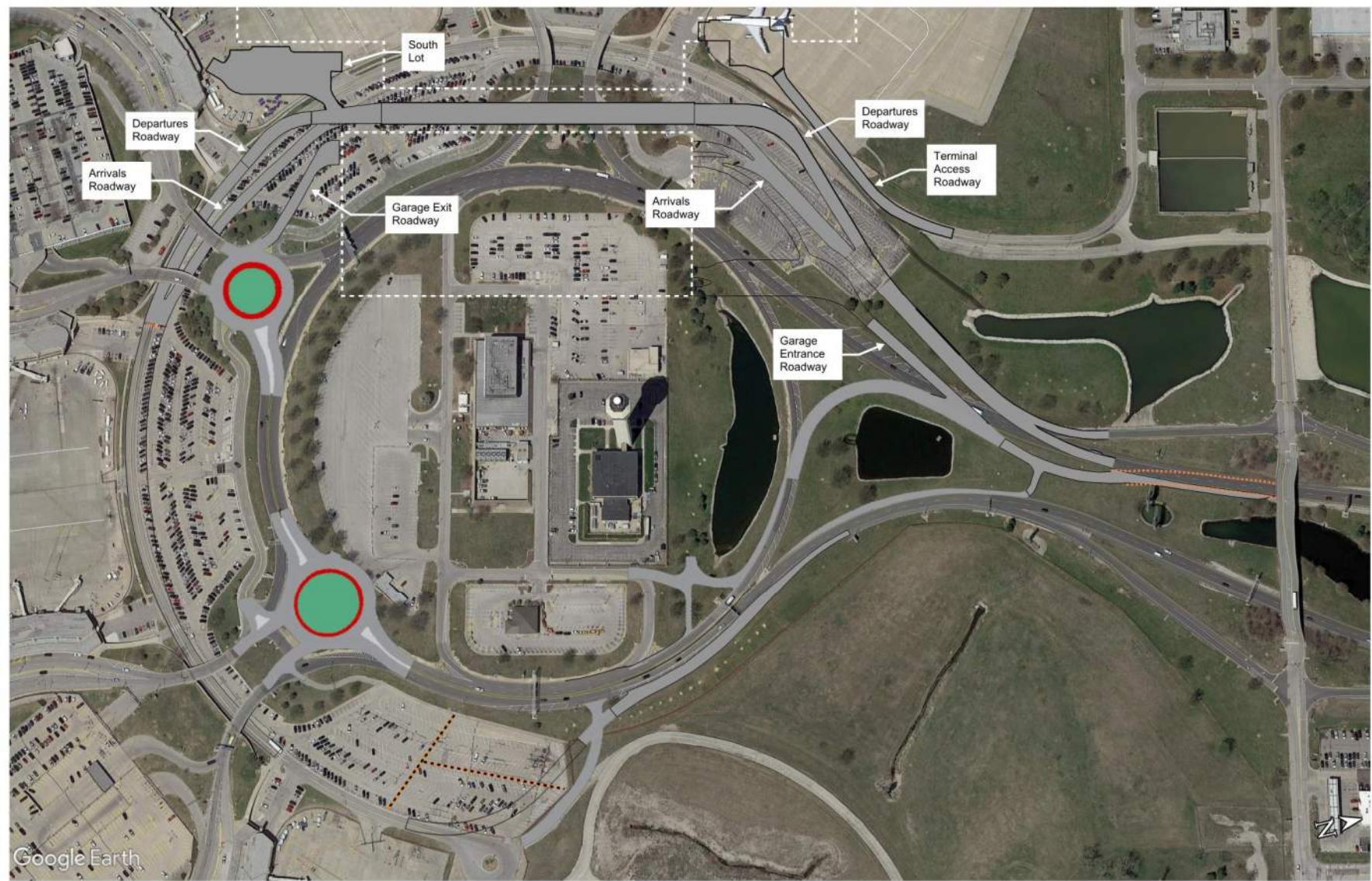
Baggage Handling (Domestic Baggage Claim)



Landside Civil Projects

- ▶ **Landside Roadways**
 - ▶ Garage Exit Road
- ▶ **Surface Parking Lot**
 - ▶ No Work
- ▶ **Parking Garage**
 - ▶ Started Installation of Shingled Glass
 - ▶ Elevator Installation
 - ▶ Topping Slabs ongoing
 - ▶ Slab on Grade continues
 - ▶ Installing Expansion Joints, Firewater Risers & Electrical rough-in
 - ▶ Precast Installation Complete (4,355 pieces placed)

Landside Roadways



Garage (Shingled Glass)



Airside Civil Projects

- ▶ **Airside Civil**

- ▶ Stormwater structures west and south of Concourse B

- ▶ **Aviation Fueling**

- ▶ Ramp pour backs at fuel pits
 - ▶ Fuel line system flushing

- ▶ **Airside Paving (30% Complete)**

- ▶ North Ramp (Paving Area A)
 - Completed all grade work
 - Placing flex base and cement treated base
 - ▶ North Cul-de-sac (Paving Area B)
 - Continued placement of Lite Duty Pavement
 - ▶ South Cul-de-sac (Paving Area C)
 - Continued placement of Lite Duty Pavement next to Concourse B
 - Finish grade work and start cement stabilization & flex base next to Concourse A
 - ▶ West Ramp (Paving Area D)
 - Placing flex base and cement treated base west of Concourse B Bldgs. 1 - 6 (Area D1)
 - Continued placement of P-501 Airfield Paving west Concourse B Bldgs. 1 - 6 (Area D1)
 - Stated placement of Lite Duty Pavement
 - ▶ Phase 5
 - Completed pavement demolition
 - Finish initial grade work
 - Start installation of underground storm water

Airfield Paving



Airfield Paving (North Cul-de-Sac)



Airfield Paving (West Ramp)



Airfield Paving (South Cul-de-Sac)



Upcoming Project Milestones

December 2021

- ▶ Complete Installation of Garage Precast

January 2022

- ▶ Complete Parking Garage Topping Slabs and SOG
- ▶ Install Building 4 Curtainwall Glass

March 2022

- ▶ Complete Installation of Headhouse Transom Glass
- ▶ Start Bonn Circle Exit Road Re-Construction
- ▶ Begin Installation of Passenger Boarding Bridges

April 2022

- ▶ Parking Garage Skin Complete